



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** January 17, 2008  
**AGENDA DATE:** January 24, 2008  
**PROJECT ADDRESS:** 210 W. Carrillo Street (MST2007-00554)  
 Radio Square Project  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
 Jan Hubbell, AICP, Senior Planner *JH*  
 Kathleen Kennedy, Associate Planner *KK by JH*

### SUBJECT

The purpose of the environmental hearing is to receive comments from the Planning Commission, interested agencies and the public on the adequacy and completeness of the Draft Initial Study for the 210 W. Carrillo Street, Radio Square project (Exhibit A).

A previous proposal for this site (MST2005-00772) was subject to an environmental scoping hearing on April 19, 2007. It was determined that the project would have required the preparation of an Environmental Impact Report (EIR) due to potentially significant traffic impacts. Instead of proceeding with the EIR, the applicant chose to withdraw the application and submit a new proposal that did not have potential traffic impacts. The major revision to the project is a reduction of approximately 11,000 square feet of commercial space. A new Draft Initial Study has been prepared for the current project.

### PROJECT DESCRIPTION

The project consists of the demolition of the existing Carrillo Plaza/Radio Square commercial site, comprised of 18,547 square feet of various retail and service commercial uses, and the construction of a new two, three and four-story mixed-use project with 55 residential condominium units and two commercial condominium units. The commercial component consists of 11,604 square feet (net) of commercial space. The residential portion consists of twenty-one affordable units and thirty-four market rate units. Two levels of subterranean parking are proposed with a total of 149 parking spaces. Vehicular access to and from the parking area is proposed with entrance and exit ramps along Carrillo Street and an exit only ramp along De la Vina Street.

In response to comments received recently at the Historic Landmarks Commission, the applicant has prepared an alternate proposal consisting of three stories and thirty-one residential units, including four affordable units (Exhibit B, letter from applicant). This alternate proposal will be discussed further at the hearing.

### **REQUIRED APPLICATIONS**

The proposed development would require the following discretionary applications:

1. A Modification of the lot area requirements to allow 29 bonus density residential units on a lot in the C-2 Zone (SBMC§28.21.080 and 28.92.026.A); and
2. A Tentative Subdivision Map for a one-lot subdivision to create fifty-five (55) residential condominium units and two commercial condominium units. (SBMC§27.07 and 27.13).

### **ENVIRONMENTAL REVIEW**

A Draft Initial Study and a Draft Mitigated Negative Declaration have been prepared for this project and are available for review and comment. The Draft Initial Study examines environmental impacts which may be associated with this project. Potentially significant environmental effects identified in the Draft Initial Study which are anticipated as a result of the project include impacts related to **air quality, cultural resources, hazards, noise, public services, and water environment**. The Draft Initial Study includes proposed mitigation measures to mitigate potentially significant impacts to a less than significant level.

The public review period began on Monday, January 14, 2008. Comments on the Draft Initial Study must be submitted by February 4, 2008 at 4:30 p.m. Please send your comments to: City of Santa Barbara, Planning Division, Attn: Kathleen Kennedy, Associate Planner, P.O. Box 1990, Santa Barbara, CA 93102-1990, or send them electronically to [kkennedy@SantaBarbaraCa.gov](mailto:kkennedy@SantaBarbaraCa.gov).

### **RECOMMENDATION**

Staff recommends that the Planning Commission hold an environmental hearing to receive public comments on the adequacy and completeness of the Draft Initial Study. No action will be taken at this hearing on the environmental document or the project. A subsequent Planning Commission hearing will be scheduled to consider actions to adopt the final environmental document and approve the project.

#### **Exhibits**

- A. Draft Initial Study and Draft Mitigated Negative Declaration available upon request or on the City's website at [www.santabarbaraca.gov/eir](http://www.santabarbaraca.gov/eir).
- B. Letter from applicant, dated January 16, 2008

January 16<sup>th</sup>, 2008

Planning Commission  
City of Santa Barbara  
630 Garden Street  
Santa Barbara, Ca 93101



Re: 210 West Carrillo (Radio Square)

MST #: MST2007-00554  
Project APN#: 039-271-025  
Project Address: 210 West Carrillo Street  
Santa Barbara, Ca 93101

Dear Planning Commissioners,

Radio Square was first submitted to the City of Santa Barbara for PRT review on November 16<sup>th</sup>, 2005. On May 26<sup>th</sup> of 2006 staff completed a Staff Report to the Planning Commission and a conceptual review of the project by the Planning Commission occurred (immediately following conceptual review by HLC) on May 4<sup>th</sup>, 2006. A formal DART application was submitted on May 30<sup>th</sup>, 2006 and was deemed "conditionally complete" by city staff on November 30<sup>th</sup>, 2006.

An Initial Study, calling for an EIR (to be focused primarily on traffic concerns) was completed by city staff on March 31<sup>st</sup>, 2007 and the Planning Commission conducted an EIR Scope Hearing on April 19<sup>th</sup>, 2007.

By the end of August, 2007 city staff had yet to select a consultant to undertake the EIR called for at the April 19<sup>th</sup> Planning Commission hearing. The Initial Study prepared in March clearly defined and isolated the potential and limited impacts of the project to traffic. Given the length of time taken to get to this point, and given an EIR consultant had yet to start on the EIR, the applicant proposed an alternative program to staff that reduced the commercial area of the project and eliminated the live / work component of the program and in doing so, mitigated any potential for impacts related to Traffic, and therefore, eliminated the original need for an EIR.

In response, staff directed the applicant to withdraw the previous application and to re-submit the project with a new MST number for DART review. Staff reviewed the re-submitted project and you are now being asked to approve the Initial Study calling for a Mitigated Negative Declaration.

The project retains the fifty-five (55) residential units, twenty-one (21) of which are Affordable (38%). We eliminated Live / Work commercial areas and reduced the commercial floor area of the project. This resulted in a reduction in the overall commercial floor area of 10,874 sq. ft. (53%); from 20,480 sq. ft. to 9,606 sq. ft. This resulted in substantial reductions in potential traffic from the project.

EXHIBIT B

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We submitted a revised traffic study along with the revised project. We no longer have any increase in Net Peak Hour Trips. Specifically, the traffic study prepared to accompany this revised project now indicates an overall reduction of 725 Net New Primary Trips and a reduction of 45 PM Peak Hour trips (compared to the existing site condition). Therefore, as stated within the Initial Study and Draft Mitigated Negative Declaration, the traffic impact (from the revised project) would be less than significant.

#### RESPONSE TO COMMENTS:

This revised project retains and incorporates the comments and suggestions provided to the applicant by the Planning Commission when the original project was conceptually reviewed in May, 2006:

#### Comment #:

1. Traffic studies have been provided and evaluated
5. Carrillo floor plate was reduced from 17'-0" to 14'-0" and the height of floor plates throughout the project now varies. Fourth floors were set back and the height of the third floor parapet on Carrillo was lowered to 39'-6".
6. Required Handicap Parking provided
7. 38% Affordability retained.
8. Floor levels (plate heights) reduced. Ramps were sloped throughout. Fourth Floor was set back from De La Vina and Carrillo (occupies only 32% of lot area). Fourth Floor units now overlook third floor below.
9. Radio Square (Plaza) retained in project. Interior plazas areas were increased in size
10. More residential provided on ground floor. Underground parking retained.
11. High level of architectural design retained, volume set back from streets
12. Paseos serve residences on all levels, including ground floor. Paseos serve critical design function and improve quality of residential living by allowing most units to have two exterior walls and therefore, greater light and ventilation.
13. Walkability and human interaction components retained. Potential for connectivity provided.
14. First floor height on Carrillo reduced from 17'-0" to 14'-0". Left turn provided.
15. Smart Growth principles retained

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16. Four story elements moved back (from public ROW) Sectional views showing pedestrian cannot see the 4<sup>th</sup> story from across the street provided, demonstrating height is set back properly.
17. Project highly engaging and interactive for pedestrians, raised Radio Square to separate from traffic
18. A Three story façade provided along Carrillo but still maintained opportunity for Four stories in inner portion for village feel
19. Project complies to requirements of Measure E

The applicant has strived to respond to the comments of the Planning Commission and to bring you a project that meets the goals and intent of all existing plans, policies and associated regulatory ordinances and at the same time, provide the maximum Community Benefit possible. This Community Benefit can be found in the following critical project components:

1. Clean up of an existing Brownfield site.
2. The provision of 21 Affordable units (38%)
3. The provision of a variety of Housing Types
4. The provision of Housing near to Jobs and Transportation
5. The provision of Housing near to Public Transportation
6. Convert an auto dependent / suburban land use to a Mixed Use / Transit Oriented and Pedestrian friendly environment
7. Sustainable Design
8. Green Building practices
9. Ground Level Paseos and Plazas accessible to the public which extend the pedestrian realm
10. Quality Architecture replacing "anywhere USA" 50's and 60's era strip shopping center
11. Improved water quality and management

The Initial Environmental Study for this project confirms these community benefits are provided in a manner that does not result in significant impacts to existing community resources.

Further, the applicant believes these community benefits are provided within a project that conforms to all applicable zoning ordinances and to the goals and intent of the Urban Design Guidelines and the Goals and Intent of the El Pueblo Viejo Design Guidelines applicable to this site.

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However, the applicant's project team are actively engaged in the community and are aware that since this project was first reviewed by the Planning Commission in May of 2006, a considerable effort is underway by some members of the community who have expressed concern at the size, bulk and scale of buildings being proposed in downtown Santa Barbara and would like to see a down zone in this area to restrict buildings to three stories and no higher than 40'-0"

This was most evident when we, at the request of city staff, conceptually reviewed the project an additional time with the Historic Landmarks Commission on December 12<sup>th</sup>, 2007. At that hearing the HLC clearly stated they did not see the community benefits within the project as sufficient for the HLC to allow or approve the project as submitted, stating they believe the project is not compatible with the surrounding neighborhood and inconsistent with the goals and intent of El Pueblo Viejo.

The applicant respects and appreciates community values can change and shift over time and particularly during a lengthy process such as has occurred thus far with this project. Whilst we maintain that our project (as submitted) has tremendous Community Benefit, we also believe it is our responsibility to respond to these shifts in values and associated community priorities as and when they occur.

Therefore, we have included, for your consideration and input, proposed changes to the project that respond directly to the concerns of the HLC and to the concerns expressed by the community regarding larger buildings in downtown Santa Barbara.

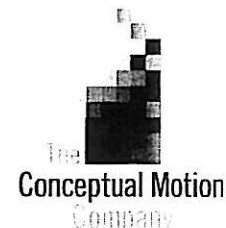
Essentially, we have removed the program of one entire floor from the project in order to reduce the overall mass and scale. With these changes the project is a combination two and three story project that does not exceed 40'-0" in height at any point. At the street on Carrillo the project is predominately two story with a parapet height of 29'9". De La Vina is also mostly two story with substantial setbacks for three story elements that do not exceed 40'-0" in height.

We have retained below grade parking per code requirements. We have retained the paseo and plaza system that expands the public realm and adds so much to the livability of the units and all of the Community Benefits that exist within the submitted project are for the most part retained. However, in order to reduce the size, mass and scale of the project we have reduced the Affordable component of the project to 15% - four units.

We have prepared and attached a traffic study taking into account these proposed changes to demonstrate they do not result in additional traffic trips.

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A revised Inclusionary Housing Plan (IHP) incorporating the proposed changes is attached.

We are scheduled to return to the HLC on February 6<sup>th</sup> to review and discuss our response to their concerns.

We have given considerable thought to how, as an applicant, we can most responsibly meet our goal to create a socially and environmentally responsible project that responds directly to the values of the community. Whilst we are disappointed that we have to reduce the number of affordable units, we believe this re-prioritization of values and benefits is the appropriate (and the only regulatory and economically feasible) response to the direction we have received from the community and is the most weighted and balanced solution to apply.

A description of the submitted project (and a comparison to the proposed changes) follows:

	As Submitted:	With Proposed Changes:
Lot Area (sq. ft.):	50,784	50,784
Bldg Footprint (sq. ft.):	30,272	32,163
Landscape Area (sq. ft.):	3,254	2,889
Hardscape Area (sq. ft.):	16,826	15,300
Gross Building Area (sq. ft.):	101,916	82,027
Gross Commercial Area (sq. ft.):	9,606	14,166
Residential Area (sq. ft.):	61,707	45,422
# Residential Units	55	31
# Affordable Units	21	4
# Parking Spaces	149	122
Max Bldg. Ht.	50'-6"	40'-0"
Number of Stories	4	3

The Property Owner; Mr. Steve Delson of DBN Carrillo, LLC. intends to clean up 210 West Carrillo according to the requirements of the Clean Up and Abatement Order issued by the RWQCB; and in the process develop the site to provide much needed housing and associated amenities to the City of Santa Barbara; without public funds.



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Mr. Delson is aware of this firm's involvement in the community planning and visioning process in Santa Barbara and has indicated a willingness to listen to our advice regarding the most appropriate Program for development of the site. We have arrived at the most "appropriate" program by considering the site and its situation relative to the community at large, and relative to the broader discussion the community is engaged in with regards to what is the most beneficial manner with which to provide workforce housing without undermining the balance of other important community values; i.e. the preservation of the existing residential neighborhoods, open space, mitigating traffic, etc.

We have taken the unusual step of simultaneously presenting you with a complete project and changes to the project that would, in the eyes of many, be a more balanced prioritization of all of the community values we hold dear. We respect and value the needs and desires of the community and respect and value the ability of the Planning Commission to carefully weigh and balance those priorities and look forward to your input and direction.

Please do not hesitate to call with any questions you may have.

Regards,

Steve Yates  
President / CEO

CC	Mr. David Gustafson	City of Santa Barbara – Comm. Dev.
	Mr. Steve Delson	DBN Carrillo, LLC
	Mr. Gerhard Mayer	The Conceptual Motion Company
	Mr. Dan Weber	The Conceptual Motion Company
	Mr. Bud Laurent	Coastal Housing Coalition
	Mr. Steve Cushman	Chamber of Commerce

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## PROJECT DESCRIPTION:

## HAZARDOUS MATERIALS:

The property is subject to a Clean Up and Abatement Order (R3-2005-0033) from the California Regional Water Quality Control Board (RWQCB) related to the discovery of tetrachloroethylene (PCE) contamination: dry cleaning fluid was accidentally discharged by a former property tenant and has migrated into soils and groundwater. This Clean Up and Abatement Order (previously submitted) is the impetus for this development proposal. Kennedy Jenks Consultants are the Engineers and Scientists working with the RWQCB to implement a work plan for the clean up and abatement (statement from Kennedy Jenks attached). DBN's plans for the redevelopment of the property will resolve this environmental problem.

The Clean Up and Abatement Order referenced above, along with a letter from Kennedy Jenks describing the proposed Remediation approach pending approval from the RWQCB, was provided along with the original project application and should be on file within the City's records for the project. Please advise if you require additional copies of this, or any other information provided along with the original application.

## PLANNING POLICY REFERENCE:

Having determined that excavation and disposal is the preferred method of abatement of the spill and that such a program will necessitate the demolition of the existing center, we looked to the City of Santa Barbara's community planning goals and objectives for insight as to the program most suitable for redevelopment of the project site. Policy documents that we referenced in preparing our program for the site are:

- City of Santa Barbara General Plan / Land Use Element; with specific references pertaining to:
  - Population
  - Downtown
  - West Carrillo Street
  - West Downtown
- City of Santa Barbara General Plan Update: Conditions Trends and Issues – August 2005 – Measure E

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- City of Santa Barbara Housing Element – February 2004
- City of Santa Barbara Urban Design Guidelines: City Grid
- City of Santa Barbara El Pueblo Viejo District Guidelines
- City of Santa Barbara Municipal Code

We included sections of these policy documents that we believe most pertinent to the development of a program for Radio Square in our presentation to the City of Santa Barbara Planning Commission on May 4<sup>th</sup>, 2006. An extract of that presentation was previously submitted. In summary, the City of Santa Barbara community planning policies call for:

- *Further concentration, intensification and more efficient use of the present core (Downtown) rather than by following the usual pattern of outward growth*
- *West Carrillo should be developed as an attractive entrance to the CBD*
- *The General Plan considers the West Downtown to be appropriate for apartment development*
- *Encourage the re-use and revitalization of existing buildings in commercial areas (the city's version of anti-sprawl)*
- *Provide full range of housing (vary sufficiently in type and affordability)*
- *Minimize existing tenant displacement*
- *Balancing jobs and housing opportunities*
- *Place landscaped open space into developments*
- *Encourage pedestrian activity*
- *Provide visual interest for pedestrians*
- *Encourage the provision of courtyards, plazas and placitas throughout the City*
- *Reduce the visibility of automobiles*
- *Increase the convenience of walking, bicycling and transit*
- *Paseos are essential elements*

Our program (see project description below) responds directly to these policy documents. In addition, we have drawn upon the insights of many planning organizations related to smart growth principles and sustainability in developing our project proposal.

And finally, we sought to develop a program that would successfully target the housing needs of current residents; a transit oriented development based upon sound planning principles that honors the traditional values of our community by preserving and enhancing its character. Radio Square is a mixed use project based upon a paseo and courtyard design that will provide an attractive entrance to Santa



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Barbara's CBD. It provides a range of housing with 38% of the units affordable, and without any subsidy from the public purse. The advantages of Radio Square can be summarized as below;

- More effective Brownfield clean up than mitigate in place
- More attractive entrance to Santa Barbara's CBD
- Continuation and viability of low intensity commercial use
- Additional amenities for local business – live work commercial
- Add to diverse and affordable housing stocks
- Housing on existing transit corridor
- Housing with access to alternate transportation
- Housing for workforce near jobs
- Public access to the project's paseos and plazas
- Reduce heat gain from elimination of existing surface parking lot
- Newer and more sustainable buildings
- Improvements to pedestrian amenities – right of way improvements
- Automobile parking is hidden from view

#### PROJECT DESCRIPTION:

The proposed project "Radio Square" is to be located at 210 West Carrillo Street, the current site of the Carrillo Plaza Shopping Center.

This existing strip center is architecturally uninteresting and, in the mind of the owner DBN Carrillo LLC, is at the end of its economic life cycle. The center includes 18,547 sq. ft. of single level multi-tenant retail, services and restaurant uses. The anchor tenant is Carrows Restaurant (approx. 5,963 sq. ft.) located on the corner of the property closest to the intersection of De La Vina and Carrillo Streets. The Property is in the City of Santa Barbara, it is within the City of Santa Barbara Redevelopment District and within the El Pueblo Viejo Landmark District. The Property is made up of two parcels with a gross lot area of 50,784 sq. ft. (approx. 1.2 acres) and is a designated C-2 zoned parcel.

Both parcels adjacent to the property are also zoned C-2. Immediately to our west, the property is occupied by *SAVON* CVS drug store. Across the road from us and to the east is *RALPHS* grocery store. To the south is a strip shopping center and diagonally across from us is a *Jiffy Lube*. A multi-family residential property is our immediate neighbor to the north.

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The subject property is not located adjacent or near to a creek or other water course.

#### Existing Use:

The existing retail shopping center includes 18,547 sq. ft. of single level multi-tenant retail, services and restaurant uses. The anchor tenant is Carrows Restaurant (approx. 5,963 sq. ft.) located on the corner of the property closest to the intersection of De La Vina and Carrillo Streets.

#### Proposed Demolition:

The proposed project calls for the demolition of all existing structures (18,547 sq. ft.) on the site and the removal of contaminated soils will be facilitated by the construction of below grade structured parking for the project.

#### Proposed Use:

A 73,212 sq. ft. (N.Z.S.F.) Mixed Use and Transit Oriented Development with two levels of below grade parking, ground floor commercial / residential spaces arranged around a paseo and courtyard plan with three levels of residential above:

The Program includes (N.Z.S.F.):

- 8,848 sq. ft. commercial space on ground floor
- 1,054 sq. ft. non-habitable utility rooms containing meters on ground floor
- 655 sq. ft. non-habitable refuse area on ground floor
- 61,707 sq. ft. residential area, comprising;
  - 55 Residential Units:
    - 21 Affordable Units (see Inclusionary Housing Plan)
    - 34 market rate units
    - Average unit size (all residential units) is 1,122 sq. ft.
- 948 sq. ft. Residential Amenities (Exclusively for Residential Use):
- 102 Residential Parking Spaces (per ordinance requirements)
- 36 Commercial Parking Spaces
- 25 Bicycle Parking spaces (per ordinance)
- 300 sq. ft. minimum private lockable storage will be provided for each residential unit in separate lockable storage or in private parking areas
- 20,080 sq. ft. of common open space is provided on grade (39%)

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- 2,194 sq. ft. common area rooftop garden for residential use

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#### Inclusionary Housing Plan:

We worked closely with Mr. Steven Faulstich throughout the PRT and DART process within the original project application to arrive at an Inclusionary Housing Plan (IHP) that provides twenty-one (38% of total unit count) Affordable residential units in the project (see attached IHP submitted with application). We are very pleased that we are able to provide such a significant percentage of affordability within the project without relying upon public subsidy. The Housing & Redevelopment Division indicated in their DART comments within the original application; that our proposed IHP is commendable as it provides far in excess of the Affordable Units otherwise required under the City's IHO. An updated copy of that IHP is included within this submittal. This new application proposes to retain the Inclusionary Housing Plan as originally conceived in the previous application.

#### Average Units Sizes:

In addition to providing a high level of Inclusionary Housing, our client, DBN Carrillo, LLC, wanted to ensure that every effort was made to design a project that met the needs of Santa Barbara's resident workforce population. This was achieved by limiting the overall residential unit size as much as possible. As a result, our average unit size for all units in the project is 1,122 sq. ft.

#### LEED Certification / Sustainability components:

The project will be designed to comply with a LEED certification rating. We would anticipate utilizing the City of Santa Barbara's Green Buildings Incentive Program once the time comes to process permits via the Building and Safety division. Sustainable components planned for the project include:

- o Access to alternative public transportation
- o Proximity to workplace; pedestrian oriented development
- o Roof top garden for use by residents
- o Green building methods and materials
- o Radiant Flooring
- o Efficient Instant Hot Water systems
- o Recycled Waste Management
- o Improved Water Retention and Management

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- o Removal of contaminated soils and groundwater clean up

#### Livability:

The average private open space provided for each residential unit is well in excess of ordinance requirements. The common open space provided within the project is over twice that amount required by ordinance.

In addition, 47 of the 55 residential units have two exterior walls. The 8 units that do not have two exterior walls are provided with loggias. This allows natural sun light and excellent natural cross flow ventilation, major components of residential livability. This is possible due to the advantageous layout of the courtyard and paseo routing within the project. 45 of the 55 residential units overlook one of the courtyards.

#### Transit Oriented Development (T.O.D.):

This project is located on a major transit corridor and is contiguous to the MTD and Greyhound Transit Center. Furthermore, the project is immediately contiguous to the downtown commercial and office districts and to numerous lifestyle amenities that can be accessed by the residents without the need for automobile use. For example, immediately adjacent to our project site are a grocery store and a drug store. A diagram indicating the ready availability of services and amenities to project residents is attached to this application.

#### Building Height, Mass and Scale:

Our actual maximum building height of 50'-6" is 20% lower than the maximum permitted building height of 60'-0" (C-2 zone development standards). This maximum building height is located interior to the project and away from the public right of way at Carrillo and de la Vina Streets. On the Carrillo Street frontage we have constrained our building frontage to three stories with a height up to 39'-6". On De la Vina Street our highest building frontage (at the parapet) is 38'-0". We have included sections in our submittal that demonstrate, per Commissioner Mahan's encouragement at the May 4<sup>th</sup>, 2006 hearing on the previous application, that the four story elements of the project be set back sufficiently so that they cannot be generally observed from the public right of way on the opposite side of the street.

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#### Paseos and Courtyards (Radio Square):

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We believe it is very important that projects within downtown Santa Barbara are inclusive of the public, as opposed to exclusive enclaves that turn their back on the street. As a result, we have planned to set back from the intersection of De La Vina and Carrillo Street to form a plaza – Radio Square; that can become an integral part of Santa Barbara's public realm, for all residents of this community to enjoy. It should be noted that all of the courtyard and paseos within the project will be accessible to the public.

At the suggestion of the Planning Commission, we have added for a future Paseo connection to our project from the neighboring commercial property to the west (in addition to the previously incorporating provision for a future connection to the multi-family project on the north property line). These connections would only be implemented upon the request and with the agreement of the adjacent owners.

#### City of Santa Barbara Pedestrian Circulation Plan:

We have set back our buildings on Carrillo Street four feet (4'0") from the existing R.O.W. to accommodate a requested dedication and made provision for an access easement to the City of Santa Barbara to allow for the implementation of the city's circulation plan goals to have a 12'-0" wide right of way for pedestrians along Carrillo.

#### Drainage:

Hydrology calculations have been prepared and were included within the original application. The calculations show that the amount of drainage flowing from the site will be lower than the pre-project condition. Best Water Management Practices will be adopted when engineering drainage systems for this project.

#### Exterior Lighting:

New exterior lighting is to be proposed throughout the project. The exterior lighting will be installed consistent with the City of Santa Barbara Lighting Municipal Code Ordinance # 22.75.010. Fixtures will be selected to minimize night sky and neighborhood intrusion (per LEED guidelines).

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Lighting Fixtures will be designed and / or selected based upon consistency with guidelines for the El Pueblo Viejo (EPV) district.

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#### REQUEST FOR MODIFICATIONS:

We are requesting only one modification; to allow for an adjustment to lot area requirements that in turn; allow for the provision of affordable housing units. We do not require any site or design constraint related modifications.

All other ordinance provisions are being met in this project.

#### PRIOR REVIEW:

The project was originally submitted for Pre-Application Review Team (PRT) in November of 2005. Since then, the City has reviewed and commented on the project and the project has undergone the following reviews:

- January 31, 2006 - PRT Comment Letter issued
- February 7, 2006 - PRT Staff Meeting
- May 3, 2006 - Historic Landmarks Commission (HLC) review
- May 4, 2006 - Planning Commission (PC) review
- November 30<sup>th</sup>, 2007 - Original DART conditionally complete
- April 19<sup>th</sup>, 2007 - EIR Scope Hearing – Original Project
- December 12<sup>th</sup>, 2007 - Historic Landmarks Commission (HLC) review

Prior to review by the HLC and the Planning Commission, the project was also presented to:

- Citizens Planning Association (CPA)
- League of Women Voters

In addition, the project has been reviewed, and is endorsed by:

- Coastal Housing Coalition
- Santa Barbara Chamber of Commerce

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## CONSTRUCTION:

### PHASING:

There has been no change to our anticipated schedule lead times for demolition and construction related to this project since our last submittal. The project will be built in a single phase with the following components and durations (subject, of course to the usual weather and other force majeure events):

#### Estimated Project Duration:

Demolition	2 Months
Excavation and Shoring	<u>5 Months</u>
	7 Months
Concrete Work	10 Months
Frame Construction	<u>8 Months</u>
	18 Months

The Construction Staging Plan submitted along with our original application is applicable to this new application of the project.

### GRADING:

The volume of clean soil to be exported is approx. 33,000 to 38,000 cubic yards (CY). It is anticipated that an additional 10,000 to 12,000 cubic yards (CY) of impacted soil volume will need to be removed for an estimated total for removal of 45,000 to 50,000 cubic yards (CY). The amount of import fill is estimated to be 3,700 cubic yards (CY)

There has been no change to our preliminary estimate of grading quantities since our prior submittal.

### STAGING:

Construction Staging Plan attached to original application submittal



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#### CONSTRUCTION NOISE MITIGATION:

Refer Acoustic Recommendations within original application

#### TENTATIVE MAP:

A Tentative Map is included within the application; The Tentative Map calls for the creation of a One-Lot subdivision for 57 Condominium Units:

#### DISCRETIONARY APPROVALS BEING SOUGHT:

We are seeking Planning Commission approval for the following discretionary applications:

- A Modification of the lot area requirements to allow 28 over-density units (bonus density) on a lot in the C-2 Zone (SBMC §28.21.080, SBMC §28.92.026.A);
- A Tentative Subdivision Map for a one-lot subdivision to create fifty five (55) residential condominium units and 9,606 square feet of commercial condominium space (SBMC 27.07 and 27.13).

#### RELEVANT PROJECT INFORMATION INCLUDED WITHIN ORIGINAL APPLICATION:

- Preliminary Title Report
- Fire Protection / Life Safety Code / ADA Narrative
- Traffic & Parking Analysis
- Hazardous Waste and Substances Statement
- Construction Staging and Traffic Management Plan
- Proposed Truck Hauling route
- Preliminary Foundation Investigation
- Engineering Geology report
- Clean Up and Abatement Order
- Archeological Study
- Arborist's Report

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- Noise / Acoustical Analysis and Evaluation Report
- Waste Management Plan
- Inclusionary Housing Plan

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**ADDITIONAL AND REVISED PROJECT INFORMATION INCLUDED WITHIN THIS APPLICATION:**

- New Master Application
- New PC Submittal Cover Sheet
- Revised Architectural Plans (with revision clouds)
- New Initial Traffic Study
- Updated Inclusionary Housing Plan

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